

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**NO. Ch.E./1719/D.P. Rev. dt. 10 NOV 2016**

1799

Office of the Chief Engineer,  
Development Plan,  
5th Floor,  
Municipal Head Office,  
Annexe Building, Fort  
Mumbai - 400001

To,  
M/S.SUNIL AMBRE & ASSOCIATES  
Gr.Floor,Aban House,  
Shri Saibaba Marg,  
Fort,Mumbai 400023

Sub: Draft Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s)  
2/102,102/2A, 3/102, 102/4 of LOWER PAREL Village situated in G/S Ward, Mumbai.

Ref: Your Application u/no. is 00947 and payment of certifying charges made under Receipt  
no.1002725964 dated 25-10-2016

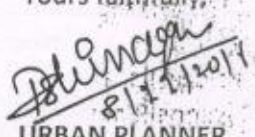
Gentleman,

With reference to your application number 00947, the Draft Development Plan 2034  
remarks in respect of subject land bounded cyan on the accompanied plan are as follows.

Description	Remark	
C.T.S.No.	2/102,102/2A, 3/102, 102/4	The remarks are offered based on the records of C.S/C.T.S. Boundaries/C.S./C.T.S. No.s available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown in the D. P. Remarks Plan.
Village	LOWER PAREL	
Draft Development Plan 2034 referred to Ward	G/S	
Zone [as shown on plan]	R - Residential	
Roads affecting the Land [as shown on Plan]	7 Nos	Existing Roads & Their Junction
	12.20M & 9.15M	Proposed Roads
Reservations affecting the land [as shown on plan]	NIL	

**TRUE-COPY**



Reservations abutting the land [as shown on plan]	<b>RE 1.1 MUNICIPAL SCHOOL RMS 1.1 ROAD DEPOT</b>	
Designations/Reservation Combined affecting the land [as shown on plan]	<b>DOS 2.6 RECREATION GROUND(2nos) DH 3.2 PRIVATE HOSPITAL DO 2.1 GOVERNMENT OFFICE + DR 1.3 GOVERNMENT STAFF QUARTERS DPU 3.1 POLICE STATION</b>	
Designations Abutting the land [as shown on plan]	<b>DOS 1.4 PLAY GROUND DT 1.6(pt) PUBLIC PARKING LOT DT 14.3 RAILWAY YARDS / TRACKS</b>	
Land falls under regulatory framework	YES	If plots abuts railway boundary or within 30 mt. of railway boundary specific remarks from Railway Authority shall be obtained. The plot abuts the existing / proposed Metro/ Mono Rail alignment or within influence Zone of stations areas thereof. Remarks from MMRDA shall be obtained before commencing any development.
Notes :-		
As regards to CRZ, Heritage and precincts, ASI buffers, Estate properties & Layouts, Jail buffers, forests, mangroves, caves buffers, defense buffers, etc., SRDP 1991 remarks shall be obtained separately before commencing any development.		
Demarcation: The Alignment of the proposed road /R.L. and boundaries of reservations/designation are subject to the actual demarcation on site by D.P. staff/ E.E.T.&C. along with the representative of A.E. Survey as the case may be.		
Specific remark for the sub-division/amalgamation/layout shall be obtained from the E.E.B.P. (city) and development thereof shall be as per the terms and conditions of the layout. The Sanctioned Development Plan 1991 remarks for the land under reference shall also be obtained before commencing any development. If the land is situated in Sanctioned Town Planning Scheme then the Town Planning Remarks shall also be obtained before commencing any development.		
The Development of reservations/designations shall be as per regulations stipulated in Draft Development Control Regulations (DCR) 2034.		
Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.		
Acc : As Plan C.T.S. No(s) 2/102,102/2A, 3/102, 102/4 of LOWER PAREL in G/S Ward		Yours faithfully,  8/11/2017 URBAN PLANNER (D.P.) City
<b>TRUE COPY</b> For SUNIL AMBRE & ASSOCIATES		

ARCHITECT